



TO: Members of the City of Fort Pierce Board of Adjustment

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: **Application for Special Exception
 Addition to a Non-Conforming Structure
 71 Southpointe Drive**

DATE: June 18, 2018

STAFF REPORT

Owner/Applicant: Randall & Stacy Hicks
 8397 Greenside Drive
 Dublin, OH 43017

Requested Action: Recommendation of Approval to expand a non-conforming structure by approximately 216 square feet, to construct a covered porch.

Location: 71 Southpointe Drive

Parcel ID: 2507-713-0009-000-4

Zoning: R-4A, Hutchinson Island Medium Density Residential

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R-4A	R-4A

Future Land Use: HIR, Hutchinson Island Residential

Parcel Size: .14 acres/6,000 Square Feet

Construction Date: 2002

Existing Lot Coverage: 42.78%

Proposed Lot Coverage: 46.38%

Staff Analysis:

The subject site has a lot size of 6,011 square foot in the Southpointe Subdivision, within Ocean Village. The existing 2,572 square foot single-family home was constructed in 2002. The gross total building area equates to a total lot coverage of 42.78%. City Code Section 22-27.1(b)(3)(c), states that single family home structures, within the R-4A zone, shall not cover more than forty (40) percent of the lot area. The existing structure exceeds the allowable lot area coverage for single family homes in the R-4A zoning district, classifying this structure as non-conforming.

The applicants purchased the property in March 2018, in its existing state, unaware of the non-conformity. The applicants are proposing a rear addition to the structure that will be a screened patio. The applicants would like to have the ability to entertain guests outside and take advantage of the weather in Florida. They also note that the home was constructed without any hard surface area in the back yard and that their neighbors also have a patio similar to what they are proposing. The proposed screened patio will be 12X18 or 216 square feet and will have a poly roof over it.

The requested addition to the structure necessitates the review and approval of a Special Exception, and Variance, based on the structure failing to meet the allowable lot coverage of forty (40) percent for single family homes in the R-4A zoning district. The new proposed lot coverage with this 216 square foot screened enclosure would be approximately 46.38%.

The addition, as presented, will further violate the established lot area restrictions noted, however the enlargement will not adversely affect traffic flow, safety and control, pedestrian safety and convenience or visibility at any street intersections, drives, rights-of-way, curb cuts or crosswalks. The proposed addition will meet the yard (setback) and height standards of the district, however the Board of Adjustment must consider authorizing a Variance, concurrent to the subject request, based upon the increase in lot coverage requested above the requirement. The proposed site plan and conceptual design are provided for review.

As a note, the next door neighbor at 61 Southpointe Drive received Special Exception and Variance approval for their screened enclosure in March 2015, for the same issue as presented in this staff report.

Pursuant to City Code 22-102.1 (b), the Board of Adjustment shall confer with the City Planning Board on all applications for such special exception. The Planning board is requested to review the proposed Special Exception for the proposed screened enclosure and advise the Board of Adjustment prior to any action by the Board of Adjustment on the application.

Property Owner Response Survey:

A total of 6 notifications were mailed to abutting property owners. As of June 18, 2018, 0 letters have been received. An update will be provided at the Board of Adjustment meeting.

Planning Board

Pursuant to City Code 22-102.1 (b), the Board of Adjustment shall confer with the City Planning Board on all applications for such Special Exception. At their June 12, 2018 meeting the Planning Board voted 7-0 to recommend approval of the Special Exception to the Board of Adjustment.

Staff Recommendation:

The proposed Special Exception meets the criteria specified in Section 22.102.1 of the City Code; with the acknowledgement that the proposed screened enclosure will further violate the established lot area restrictions, therefore, Staff recommends that Board of Adjustment **approve** the request as presented.